

South Beach Tax and Financial Services

Real Estate Industry Work Sheet

Name _____ Tax Year _____

| | | | | |
|---|---|---|---|---------------|
| Check Applicable Status | GO TO : | If self-employed: The Business/Activity Code is 531210 (Sch. C, item B) for RE agents and brokers. | TABLE A For employee expenses only | |
| Self-Employed <input type="radio"/> | ▶ Table C below | | The expense captions below are in addition to those in Table C, and are not to be used for the self-employed as they are included in Schedule C or on W/S C-1 | |
| Employee <input type="radio"/> | ▶ Table C & A Below | | | |
| TABLE C | | | DESCRIPTION | AMOUNT |
| <p>*For Self employment , the expense captions below are an expansion of, a supplement to, Sch. C and W/S C-1. Use Sch. C and W/S C-1 FIRST and then supplement with this Worksheet. Enlarge the scope of the interview here. DO NOT repeat any of the expenses captioned on Sch. C or on W/S C-1. Carry to Sch. C as shown below.</p> <p>* For an employee, the expense captions below are to be used whenever applicable, and the total will carry to TABLE A as shown below.</p> | | | Advertising | |
| | | | Alarm service-burglaries, fire, etc. | |
| DESCRIPTION | | | AMOUNT | |
| Appraisal fees | | | Answering service | |
| Board fees (other than dues) | | | Bank service charges | |
| Computer Usage/Data banks | | | Clerical services/Public stenographer | |
| Conventions/Exhibits/Displays | | | Contract services/Outside services | |
| Finders Fees Paid | | | Credit Card membership | |
| Flashlights, Batteries | | | Delivery/Freight/Express | |
| Housewarming presents - flowers, greeting cards, tips and tokens | | | Educational expenses A-16 | |
| Information services and agencies | | | Employment seeking expenses A-17 | |
| Keys/Locksmith Services | | | Entertainment/Meals (see A-20) | |
| Lock Boxes | | | Equipment rental | |
| Moving and relocation services | | | Gifts (Requires W/S TC-10) | |
| Multiple listing services | | | Insurance | |
| Notary license renewal - bond supplies | | | Internet/DSL/Cable fees | |
| Open house amenities | | | Meetings & Conventions M-1 | |
| Photography supplies | | | Occupational license renewals | |
| Referral fees and expenses | | | Postage/FedEx/UPS | |
| Replacements/Repairs/Fixing Up/Beautifying/Landscaping, etc. - necessary to sell listed property | | | Printing/Reproduction/Copies | |
| Selling aids, films, slides, materials | | | Professional dues and expenses M-1 | |
| Signs, flags, banners and accessories | | | Rent on business property (not home) | |
| TV/Radio/Cable - service & hook up (allocate for business) | | | Repairs to equipment | |
| | | | Security/Patrol Services/Watchdog | |
| | | | Seminars and workshops M-1 | |
| | | | Subcontracts | |
| | | | Supplies office and general | |
| | | | Telephone, pager, fax, etc A-9 | |
| | | | Trade/Technical Books/ Publications/ Periodicals/Tools/Supplies A-10 | |
| | | | Uniforms A-11 | |
| | | | Utilities (other than home office) | |
| | | | Other: | |
| | | | <-----SUBTOTAL FROM TABLE C-----> | |
| Subtotal, for an Employee, Carry to TABLE A-----> | | | Amount from W/S A-99, column A A-99 | |
| TOTAL | for Self-Employed to Sch. C, line 48 Describe as "From W/S C-4" | | TOTAL for Employee to Form 2106, line 4 | |
| DEDUCTIBLE MILEAGE (not commuting) (requires W/S TC-10) | | | MILES | |
| Travel To: | | | Enter Reimbursement from accountable plans, if any, on Form 2106. DO NOT net against expenses here. *If certain qualifications are met, a person in a Real Property trade or business is allowed to treat Rental real estate as not a passive activity | |
| Seminars/Board Meetings | | | | |
| Caravan/New listings | | | OTHER TRANSPORTATION COSTS (not commuting) AMOUNT | |
| Showing property | | | | |
| Escrow/Lender/Attorney offices | | | Taxicab, Bus, Subway, etc. | |
| | | | Tolls, Parking | |
| | | | | |
| TOTAL To W/S A-32 <input type="radio"/> or Form 2106 <input type="radio"/> | | | Total To Form 2106, line 2 or Sch. C, line 48 | |